

176.0

0010

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
656,700 / 656,700  
656,700 / 656,700  
656,700 / 656,700

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		NICOD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CRAVOTT ANN THERESE/ LIFE ESTA	
Owner 2: CRAVOTT PAULA M	
Owner 3:	

Street 1: 6 NICOD ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: CRAVOTT ANN THERESE -
Owner 2: CRAVOTT PAULA M -

Street 1: 6 NICOD ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:
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NARRATIVE DESCRIPTION
This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1651 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int


PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		

Census:	Exempt
Flood Haz:	

D	Topo	3	Below Stree
s	Street		
t	Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
No of Units	Depth / PriceUnits
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh Influ
Neigh Mod	Infl 1 %
Infl 2 %	Infl 3 %
Appraised Value	Alt Class %
Spec Land	J Code Fact
Use Value	Notes

101	One Family	4686	Sq. Ft.	Site	0	70.	1.20	6															

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4686.000	262,300	2,000	392,400	656,700	
Total Card	0.108	262,300	2,000	392,400	656,700	Entered Lot Size
Total Parcel	0.108	262,300	2,000	392,400	656,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	397.71	/Parcel: 397.71	Land Unit Type:

User Acct
119160
GIS Ref
GIS Ref
Insp Date
06/26/18

## USER DEFINED

Prior Id # 1: 119160
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
LAST REV
Date Time
12/30/21 17:49:39
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Parcel ID 176.0-0010-0002.0

!13841!

PRINT

Date Time

12/30/21 17:49:39

LAST REV

Date Time

07/10/18 11:08:59

apro

13841

PAT ACCT.

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

CRAVOTT ANN THE 1506-102 4/12/2017 Convenience 1 No No Ann Therese Cravott 2/3 interest in life esta

CRAVOTT PAUL A 597-134 12/18/2007 Family 148,333 No No N

597-134 1/1/1901 Family No No N

